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June 5, 2013

Ezra Rapport, Executive Director
Association of Bay Area Governments
101 Eighth Street
Oakland, CA 94607

Steve Heminger, Executive Director
Metropolitan Transportation Commission
101 Eighth Street
OAKLAND, CA 94607

SUBJECT: PLAN BAY AREA DRAFT

Dear Mr. Rapport and Mr. Heminger:

Thank you for the opportunity for elected officials to provide input and recommendations on the Plan Bay Area draft. The Los Altos City Council supports the four comprehensive objectives listed on page 42. The first objective states:

"1. Create a network of complete communities – Building on the PDA framework of complete communities that increase housing and transportation choices, the plan envisions neighborhoods where transit, jobs, schools, services and recreation are conveniently located near people's homes."

To accomplish this objective, the Los Altos City Council respectfully requests that Plan Bay Area provide resources and incentives for cities to zone for schools as well as housing.

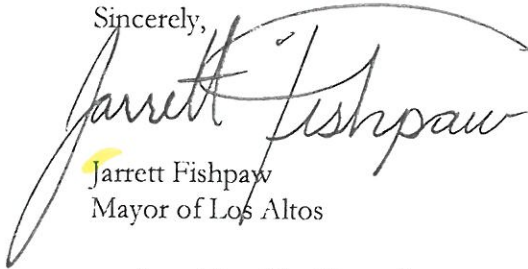
Los Altos is a built-out community, with few parcels of 5 acres or more that can be redeveloped with high-density mixed use or residential projects. There are virtually no 10+ acre parcels that meet current State guidelines for new schools. At the same time, Los Altos schools are already at their highest enrollment in over 40 years, with a need for additional school sites. Fortunately, our school districts have thus far been able to maintain the high performance of our neighborhood schools.

However, adding hundreds of new students in high-density housing developments without providing resources and incentives to build additional schools for these children – including

acquiring new school sites close to these new developments – is likely to have a negative impact on school performance and city revenues. Further, since schools don't generate the property tax revenues to cities that commercial and housing developments do, cities need to be incentivized to zone for schools within these high-density housing and commercial developments.

We believe that Plan Bay Area must address this issue if it is to achieve its objective of creating a network of complete communities. We also plan to provide more comprehensive comments on other aspects of creating complete communities in the near future. Again, we appreciate the opportunity to bring this to your attention and hope our request will be incorporated in the final Plan Bay Area.

Sincerely,

A handwritten signature in black ink, reading "Jarrett Fishpaw". The signature is fluid and cursive, with a large loop at the end of the last name. A small yellow highlight is visible on the first name.

Jarrett Fishpaw
Mayor of Los Altos

cc: Los Altos City Council
Los Altos Hills Town Council
Mountain View City Council
Palo Alto City Council
Sunnyvale City Council
Los Altos School District Board of Trustees
Cupertino City Council
Cupertino Union School District Board of Trustees